

Suggestions for Tribune Readers Who Contemplate Building

Old American Type of Home Artistic in Its Simplicity

Reflected Sturdy Character of People; Free of "Gingerbread" Construction; Comfort and Good Proportions Features of Each Design

Without any of the "ginger bread" architectural trimmings so conspicuous to-day on many poorly designed and cheaply specified houses, Plan No. 33 in The Tribune series typifies the stable, simple, artistic home of genuine American design, showing New England influences. Whitman S. Wick, of Middletown, N. Y., is the architect.

Of frame construction—broad siding or shingle exterior, according to owner's desire—this roomy, homey six-room house can be built for between \$8,000 and \$9,000 within the twenty-five-mile radius of New York, according to the Home Owners' Service Institute, Inc. Its outside dimensions are 23'x28' feet, not including the porch, which adds nine feet to the longer dimension.

In the accompanying architect's perspective drawing the house is shown built on a corner lot, with the porch fronting on one street and the simple Colonial entrance on the other street. The house can be built to equal advantage, however, on a lot with a frontage of forty feet or more, the entrance from the side. Though only twenty-three feet wide it is hardly possible to get this house on a thirty-foot lot and permit of a driveway entrance to assure ample light on both sides if a neighbor should build close to the lot line.

White, with green painted trim, and a weathered or stained shingle roof are suggested by Mr. Wick as the exterior color treatment. A simple planting is suggested in his drawing. If it is desired to glass in and plaster the porch, a seventh room, or sun room, could be added to the all-year-round living quarters at an added expense approximating \$500, according to the Home Owners' Service Institute.

Another architectural feature which adds both to the attractiveness of the house from the street and to the comfort of its owners is the little deck porch over the living porch, accessible from the largest bedroom upstairs.

On the main floor there are certain architectural touches and conveniences which should be pointed out to our readers. These include the deep coat closet off the entrance hall; admirable location of the butler's pantry with built-in dresser, staircase opening into three-quarters of the way up to the second floor from the good sized living room, with its cheery fireplace; large living porch with back service porch, and the generally convenient arrangement of the light, ample large kitchen. The living room, it will be noted, is lighted from three sides.

The many closets convenient to the three bedrooms on the second floor should appeal to any home owner. Each of the bedrooms is large, with outside light from two directions. The bathroom also is good size.

The attic is reached by a staircase up from the large bedroom. The plans and specifications do not call for finishing off one of the concrete floors, but this could be done if desired.

Complete plans and specifications as drawn by Mr. Wick can be obtained at the Home Owners' Service Institute, 17 West Thirtieth Street. An outline of its specifications follows:

Masonry—Footings, foundation walls and piers below grade to be of concrete with exposed outside surface finished with cement plaster. Cellar and porch floors to be of concrete, finished with squares. Chimney to be built of common brick. Fireplace facing and front hearth of selected common or face brick. Nosings and steps of front entrance porch to be of selected common brick.

Carpentry and Mill Work—Complete directions for framing are given in detailed specifications. All exterior walls of first and second stories to be covered with wide siding or red cedar shingles, in accordance with the desires of the owner. All exterior walls to be sheathed with white pine or white pine with cedar doors and windows or trim built according to double doors and specifications. Double doors for first and second floors, but not for attic. Oak floors specified for dining room, living room and entrance hall. All other finished floors to be of yellow comb-grained pine. The stair finish to be oak treads with white wood strings and risers and birch hand-rail, all according to scale detail. All interior trim of white wood.

Plastering—All plastering to be of two-coat work. Metal lath to be used for fire and crack prevention, in accordance with specifications of the Associated Metal Lath Manufacturers.

Metal Work—Cutters, leaders, downspouts and flashings to be 16-ounce

copper, as described in detailed specifications.

Painting—Priming of all finished work specified. All exterior (if wide siding is used) to be painted two coats of paint, color selected by owner. If shingled, exterior shingles to be given one coat of stain. Roof shingles to be left to weather or to be stained in accordance with owner's desire. All interior work, except cellar and attic, to have three coats of paint. Doors and handrail of main stairs to receive one coat of mahogany acid stain, with one coat of white shellac, two coats of preservation varnish, rubbed to a dull finish. Floors to have three coats of dull floor varnish left in the natural finish.

Hardware—All hardware to be selected by the owner, but a suggested list is given in the detailed specifications.

Plumbing—Detailed specifications call for the installation of complete sanitary system. All fixtures to be selected by the owner. Brass piping is suggested in the hot water system.

Heating—To be of an approved type of warm air system or a one-pipe steam system, as selected by owner.

Electric Wiring—Detailed specifications call for complete installation to provide all necessary outlets, fittings, wiring outlet boxes, cut-out fuses, switches, etc., for the complete electrical equipment of the house in accordance with the requirements of the Board of Fire Underwriters and local service companies. Sufficient outlets are required for utility and convenience of electrical equipment.

W. H. Ellis Buys Schultz Place at Summit, N. J.

Well-Known Jersey Estate Was Held at \$100,000; Buyer Now Lives at Maplewood

Walter H. Ellis, president of the Ellis Motor Car Company, of Newark, agent of the Pierce Arrow, has purchased the Schultz estate at Summit, N. J., consisting of three and a half acres, from Mrs. Norman Schultz. The estate represents an investment of \$100,000. The main residence is of brick and tile and has twenty rooms and five baths, combination stable and garage, gardens, etc.

Mr. Ellis now lives at Maplewood, N. J. He plans to take immediate possession of his new home. The Eugene Jobs-H. F. Beck Company, of Summit, N. J., negotiated the deal.

Lots Near Bronx Subway Scheduled for Auction

Forty-five lots, formerly part of the Anderson farm, will be sold at auction November 29 by Bryan L. Kennelly, Inc. The lots are situated on Jerome Avenue, 166th and 167th streets. The 167th Street extension of the Lexington Avenue subway is a block from the property. This is a combination station for both subway and the Sixth and Ninth Avenue Elevated.

Four Houses in Downtown Brooklyn To Be Auctioned

The estate of the late Christina M. Gardner will sell the four dwellings at 100 and 104 Johnson Street, corner of Lawrence Street, and in the rear of 55-57 Lawrence Street, Brooklyn, on Thursday in the Brooklyn Real Estate Exchange, 189 Montague Street. The Jere Johnson Jr. Company, auctioneers, will sell the property.

Woman Invests in Staten Island Houses and Plans Alterations

Ryan & Co. sold for the Equitable Trust Company as trustees two three-story dwellings, 10220, at 39 and 32 Westerville Avenue, New Brighton, S. I. to Clara Mulcahy, of Mt. Vernon, who intends to alter the property into two family houses.

Get Places at Seaside

Nash & Kennedy sold for Cornelius Fish a hollow tile and stucco residence on Overhill Road to Sargent S. Volk; for Frederick Peterson an English house with an acre on Circle Road, Seaside, to Runyon Baldwin. The same brokers rented for the property of Thomas H. Toomey on Brite Road, Hartsdale, to A. W. McClellan, of Peru, the residence of Percy Waxman to Malcom White.

Newark Landmark Sold

The Social Service Bureau has sold 13 Central Avenue, Newark, N. J., to the Leon Realty Corporation. The premises comprise the north side of the street, about 100 feet west of Broad Street, and comprise a four-story building, on plot 35x100 feet. It is being used by the Social Service Bureau for its main executive offices. The Leon Realty Corporation will alter the building into stores and offices. Feist & Feist, of Newark, negotiated the deal.

To Build in Woodmere

H. Goldschmidt sold for the Clearview Realty Company plot 81x142, on the northeast corner of Park Street and Central Avenue, Woodmere, L. I.; also the southwest corner of Oak Street and Central Avenue, 86x150, and the southeast corner of Park Street and Central Avenue, plot 80x130, to L. M. & A. Bloch, who will immediately improve the sites with dwellings.

Home in Brooklyn Sold

Bulky & Horton Co. sold 3301 Ridge Boulevard, a three-story dwelling, 106x150, for R. T. Stevens.

A Mishkin sold for the Midwood Investing Corporation to Max Lubin a new two-family dwelling, with garage, at the northeast corner of Avenue L and East Tenth Street.

Buys Property in Morristown

Eugene V. Welsh sold for Samuel B. Gillespie, his property at 34-40 Washington Street, Morristown, N. J., to Jacob Fisch, a furniture dealer.

Electrical Work

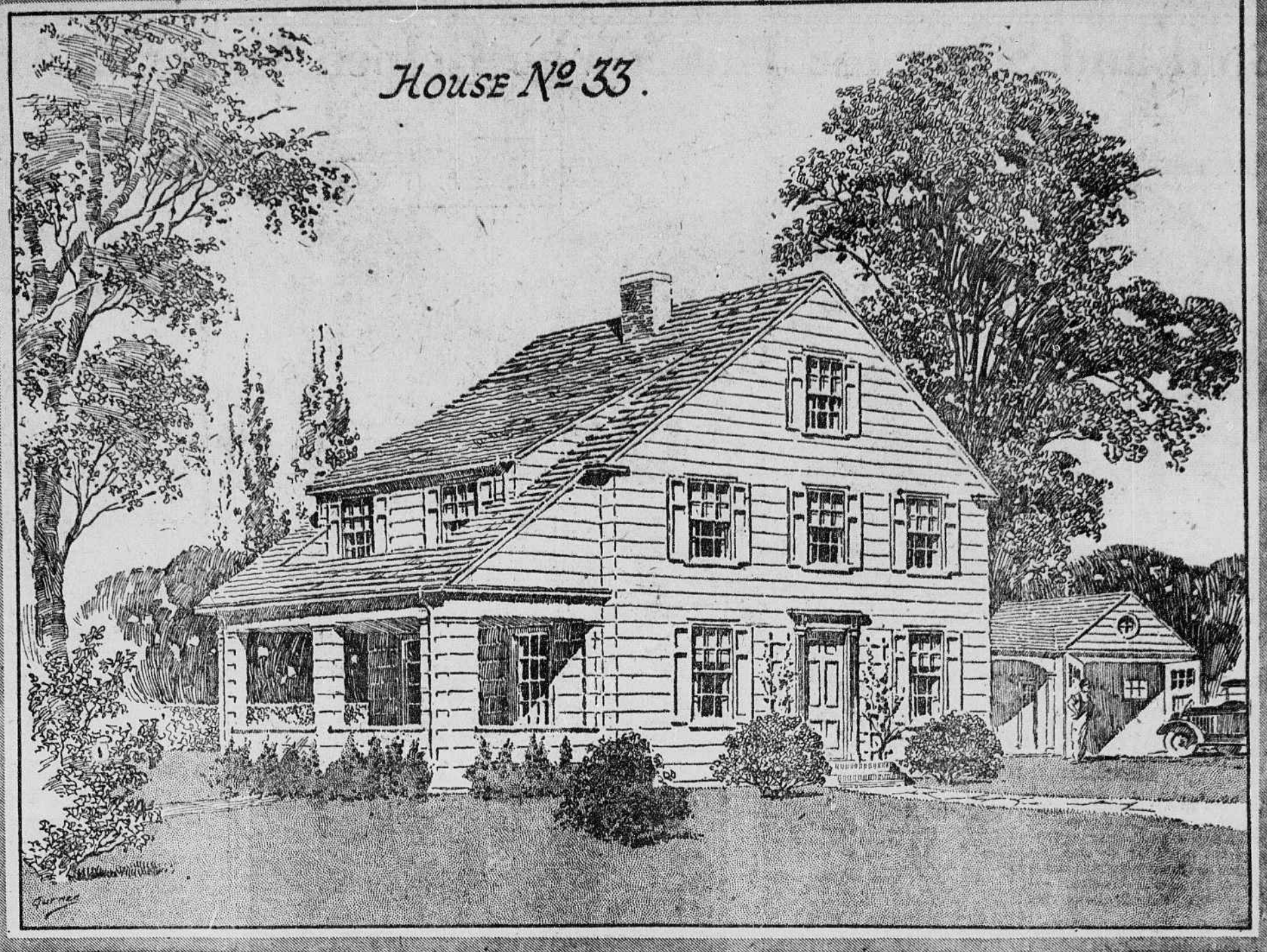
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China Bathroom Accessories

The Fairfacts Company
Incorporated
234 West Fourteenth St., N. Y.
Write for Catalogue

Henry Atterbury Smith

says, regarding Tribune Small Houses
Co-operation of R. A. Reynolds & Son
Inc., hardware and Burlington Venetian
Blind Co., inside "half inch" by screen,
is conducive to good results.



HOUSE No. 33.

Long Islanders To Organize at Meeting on Tuesday

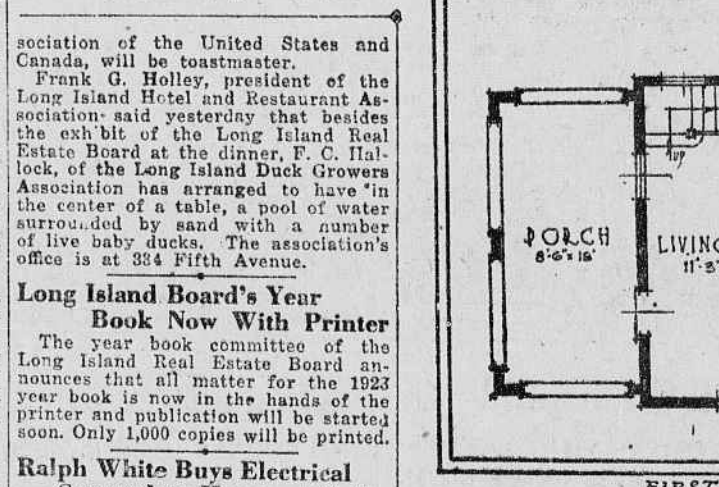
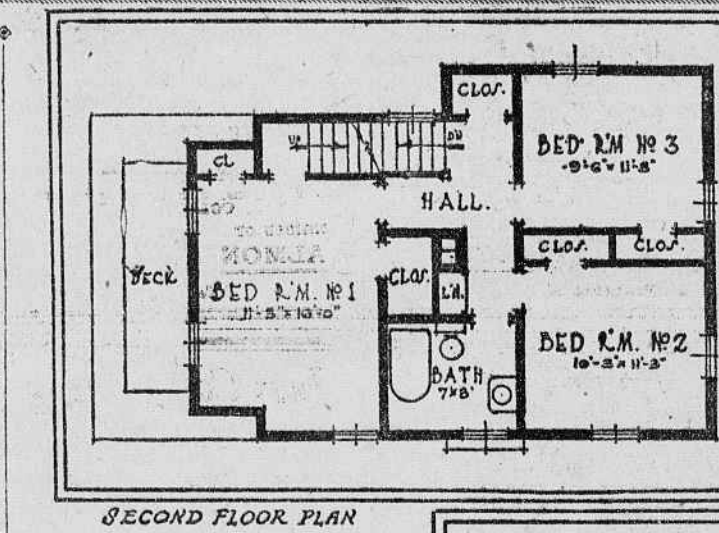
Officers of Association Will Be Selected Preceding Dinner at Commodore; Promote Island Purpose

A preliminary meeting of the leaders in the "Boost Long Island Movement" will be held at the Hotel Commodore next Tuesday morning preceding a dinner of the association in the evening at the same place.

The meeting is for the purpose of electing officers and directors and adopting the proposed by-laws of the proposed Long Island Association, whose object shall be to boost, advertise, exploit, and in every possible way promote the advantages of Long Island as a homeland. The membership of the association, according to the proposed by-laws, shall be composed of business men and residents of the counties located on Long Island, and any person or firm, corporation or industry interested directly or indirectly in the welfare of Long Island or its people, business, and products. The membership will be unlimited in number.

Following the organization meeting, members of the Long Island Press Association will go into executive session in the afternoon, to discuss ways and means of assisting the Long Island Association to carry out successfully the comprehensive program of activities that has been planned for the 1923 campaign.

The speakers at the dinner will be Assistant Secretary of the Navy, Theodore Roosevelt, who will represent Nassau County; Senator William M. Calder, Kings County; Borough President Maurice E. Connolly, Queens County; and Judge George H. Furman, Suffolk County. Edward M. Tierney, president of the American Hotel Association, will be the guest of honor.



Drive on plot 75x103 and contains nine rooms, veranda and garage. The house is equipped with a refrigerator, electric washing machine and ironer, vacuum system, etc.

Waterfront Sites Popular With Small Home Builders

More Than 1,000 Buildings Have Been Erected on Throg's Neck in Last Two Years; Outlook Big Factor in Attracting Buyers to District

By Joseph P. Day

The influence of water frontage as a deciding factor in the choice of a New York City home-building site has been manifested to a degree in the last two years in the Throg's Neck.

The close proximity of Long Island Sound, Eastchester and Pelham bays was a big factor in these sales, the outstanding features of the real estate and building markets of 1922 and 1921. The transforming building movements that have followed rapidly in the wake of these sales must be attributed in large measure to the influence of tax exemption and the benefits to be derived until April, 1923.

The extension of the Lexington Avenue-Pelham Bay Park subway in Westchester Avenue to Pelham Bay Park, with a station in Westchester Square, at East Tremont Avenue, the gateway to Throg's Neck, while of first importance, was secondary to the natural advantages of the neighborhood. Long before this section had transit of any sort many of the wealthiest and most prominent families of New York purchased large tracts of land between Eastchester Boulevard and Long Island Sound for the establishment of residential estates.

These estates were preserved, in all their integrity, from one generation to another, but with the advent of the subway the owners of these places were quick to realize that their properties would almost immediately be brought within the scope of the home builders' demand, and that the adoption of the tax exemption law by the City of New York offered them a most favorable opportunity to dispose of their properties in a market erected on the housing emergency.

Throg's Neck, along both sides of East Tremont Avenue, is now practically sold out and under improvement from the Eastern Boulevard to the intersection of East Tremont Avenue and East 177th Street, at Dewey Avenue.

The intersection of these three thoroughfares has come to be known as the "hub" of Throg's Neck; the location of this "hub" is virtually the half-way point between Eastern Boulevard and the reservation occupied by Fort Schuyler. The reservation comprises all of the narrow peninsula that juts out into Long Island Sound for a distance of about one mile.

Sales of estates back of Fort Schuyler have carried the building line to a point far beyond the intersection of East Tremont Avenue and East 177th Street, with the result that practically no large tracts of land between Eastern Boulevard and Lawton Avenue remain to be sold. This leaves only the comparatively small area between Lawton Avenue and Fort Schuyler, and in this are only one or two estates and the bathing grounds known as Locust Point and Silver Beach.

The narrowest part of Throg's Neck is the section between Lawton Avenue and the Shore Drive, having the East River as the southerly boundary and Long Island Sound on the north and east.

No other part of the Bronx mainland extends so far out into Long Island Sound as does Throg's Neck and the Fort Schuyler reservation, and Fort Schuyler points almost directly to Little Neck on the Long Island side of the Sound.

Home-building along Eastern Boulevard and Long Island Sound, which until this year extended only to Lohbaker Park, is now progressing rapidly toward Pelham Bay Park, directly south of which is the Lorillard Spencer estate property, which was sold recently at public auction, to hundreds of prospective home builders.

As a result of the numerous auction sales in this section the trend of building is toward both the north and the east, on one instance along the Eastern Boulevard and Long Island Sound, and in the other along both East Tremont Avenue and East 177th Street toward the "cream" section of Throg's Neck, which is the comparatively small section lying between Lawton Avenue and the Shore Drive at the gateway to the Fort Schuyler reservation.

Builders Rush Completion of Teaneck House

Report Model New England Dwelling Will Be Finished by Next Sunday and Open to Public

Second in the series of Tribune demonstration homes, House No. 20 will officially opened next Sunday, November 26, at Phelps Manor, Teaneck, N. J., a delightful New England Colonial design of frame construction, which increasing steadily in popularity, the house should inspire many prospective home builders and buyers to select such houses as are well planned and architecturally and properly specified as to the building materials.

Tribune House No. 20, constructed under the supervision of the Home Owners' Service Institute, with John R. Smith as general contractor, is in the opinion of the Building Plans Committee a "perfect gem of a home," according to Chairman Harry Atterbury Smith.

"We believe that the published cost of constructing this 45-room frame house will surprise Tribune readers when the figures are published on the 'Small House Page' in a week or two," Mr. Smith said. "Already the Building Plans Committee knows that construction costs on the New Jersey side of the Hudson River, as contrasted with general conditions on the Westchester County side in New York State, are considerably lower."

Jersey Costs Are Low
"Tribune House No. 20, at Teaneck, N. J., has cost less to build than the five-room frame house No. 6 at Larchmont Gardens, N. Y. Comparatively it has the same attractive features."

Among architects and builders, real estate dealers it is an established fact that the same house can be built from 10 per cent to 20 per cent cheaper on the Jersey side than in Westchester County and exclusive sections of Long Island. Prevailing labor wage demands and materials prices have much to do with this.

Like predecessor—Tribune House No. 6, at Larchmont Gardens—the feature of Better Homes Week—Tribune House No. 20 will be open for several weeks for inspection by all who are interested in good construction and skillful small house planning.

Finest Materials Used
Nationally known and advertised materials and equipment have been used in the construction of this demonstration house, as with all of the small houses now under construction in the Tribune series. Proper use of material and installation of equipment has been assured under the supervision of the Home Owners' Service Institute, with the co-operation of such organizations as the Copper and Brass Manufacturers Association, Society for Electrical Development, American Gas Association, Portland Cement Association, Associated Metal Lath Manufacturers, American Brick Manufacturers Association, National Lumber Manufacturers Association, American Face Brick Association, Wall Paper Guild, New York State League of Savings and Loan Associations and the Tribune Institute.

The house at Teaneck, N. J., is the second in the Tribune series of home construction. The next two homes, both under construction, will be at stucco—No. 19 in Brooklyn and No. 21 in Flushing, L. I.

A New York architect, Arthur J. Barzaghi, designed Tribune House No. 30. This design was published in the "Small House Page" Sunday, October 29. There are three main rooms on the ground floor, living room, dining room and kitchen, with pantry, and three bedrooms on the second floor, with this bath.

The color scheme of the exterior is white for the wide siding and green for part of the trim. The roof is of cedar shingles, left unstained to weather. The house is advantageously located on a wide lot with 100 feet fronting on a new street sixty feet in width.

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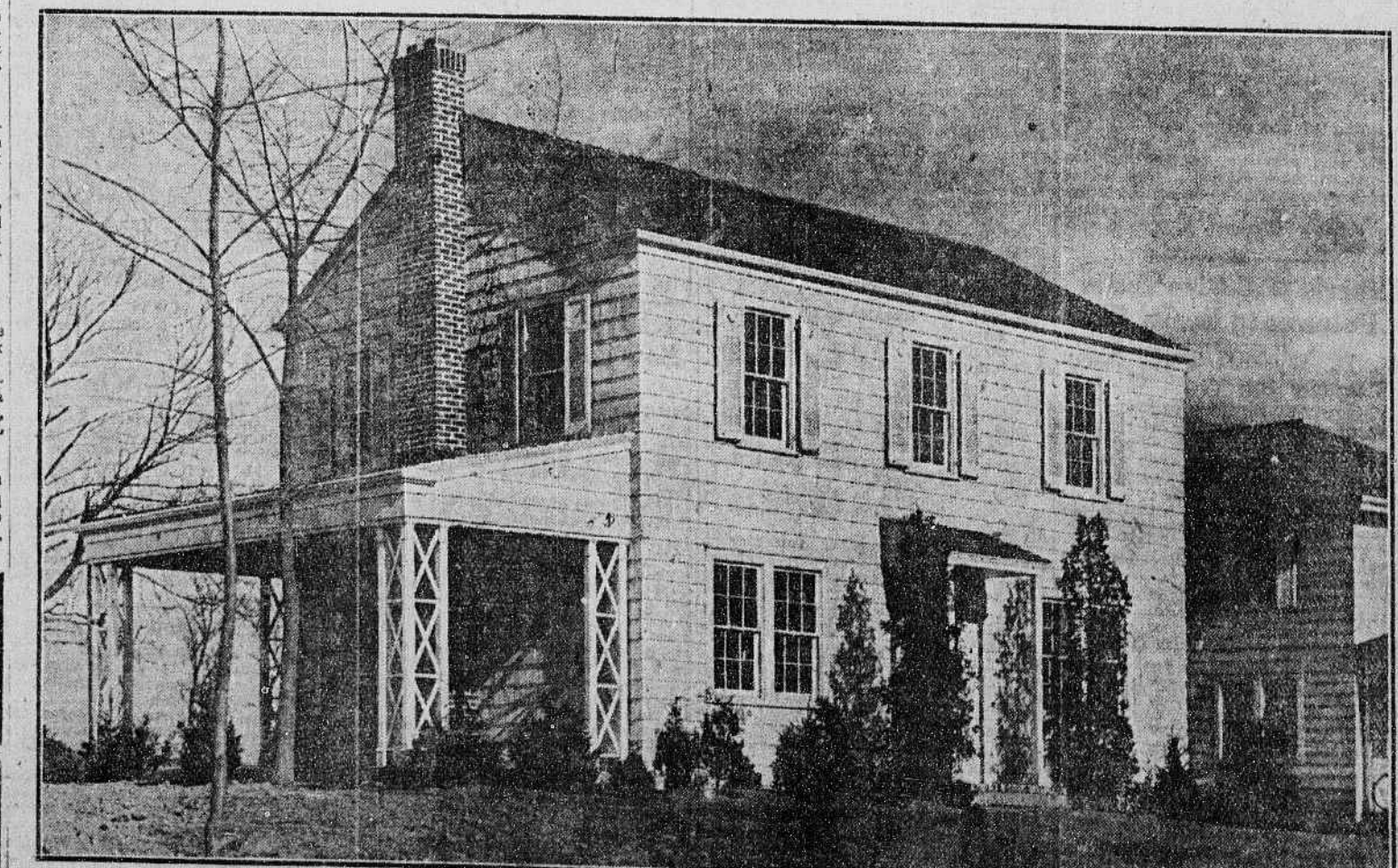
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Second Demonstration House in Tribune Series



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